055.0	0002	0039.A	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	576,500 /	576,500
					USE VALUE:	576,500 /	576,500
					ASSESSED:	576,500 /	576,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	R	DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GREENE BRUCE
Owner 2:	JOHNSON LOUISE M
Owner 3:	
Street 1:	36R DUDLEY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GREENE BRUCE -
Owner 2:	-
Street 1:	36R DUDLEY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 15,361 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1980, having primarily Conc. Block Exterior and 3708 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	15361.000	204,600	8,600	363,300	576,500
Total Card	0.353	204,600	8,600	363,300	576,500
Total Parcel	0.353	204,600	8,600	363,300	576,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 155.47 | /Parcel: 155.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	37070
GIS Ref	
GIS Ref	
Insp Date	11/05/18

!4464!

PREVIOUS ASSESSMENT

Parcel ID: 055.0-0002-0039.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	332	FV	204,600	8600	15,361.	357,300	570,500	570,500	Year End Roll	12/18/2019
2019	332	FV	194,100	0	15,361.	315,600	509,700	509,700	Year End Roll	1/3/2019
2018	332	FV	194,100	0	15,361.	315,600	509,700	509,700	Year End Roll	12/20/2017
2017	332	FV	194,100	0	15,361.	315,600	509,700	509,700	Year End Roll	1/3/2017
2016	332	FV	172,300	0	15,361.	315,600	487,900	487,900	Year End	1/4/2016
2015	332	FV	168,400	0	15,361.	285,800	454,200	454,200	Year End Roll	12/11/2014
2014	332	FV	168,400	0	15,361.	285,800	454,200	454,200	Year End Roll	12/16/2013
2013	332	FV	168,400	0	15,361.	285,800	454,200	454,200		12/13/2012

PRINT

Date	Time
12/10/20	19:29:19

LAST REV

Date	Time
10/09/19	12:58:29
apro	
4464	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREENE BRUCE	1311-21		11/8/2005	Family	1	No	No		
GREENE LINDA	1165-85		12/12/1996		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2016	451	Re-Roof	21,500					reroof
11/5/2010	2254	Manual	6,000					REPL PASS DR W/GAR
1/22/1998	42	Manual	500					SIGN
7/28/1993	407	Manual	300					2 SIGNS
6/30/1992	269	Manual	200					NEW SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2018	MEAS&NOTICE	CC	Chris C
3/13/2009	Meas/Inspect	197	PATRIOT
5/1/2000	Meas/Inspect	197	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	37070
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		15361		Sq. Ft.	Site		0	15.25	1.55	CF									363,267						363,300	

Total AC/HA:	0.35264	Total SF/SM:	15361	Parcel LUC:	332	Auto Repair	Prime NB Desc:	COMM FR	Total:	363,267	Spl Credit		Total:	363,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	39 - Repair Gar.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1980	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31.2	%

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	1.06968713
Const Adj.:	0.92122537
Adj $ / SQ:	64.052
Other Features:	10000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	297314
Depreciation:	92762
Depreciated Total:	204552

COMMENTS

BRUCES TIRE,.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

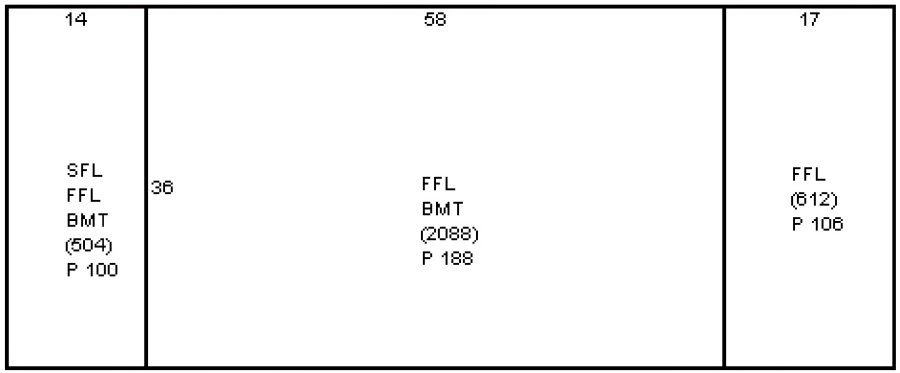
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	64.05
Special Features:	0	Val/Su Net:	32.48
Final Total:	204600	Val/Su SzAd	55.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,204	64.050	205,224
BMT	Basement	2,592	19.220	49,807
SFL	Second Floor	504	64.050	32,282

Net Sketched Area:	6,300		Total:	287,313	
Size Ad	3708	Gross Are	6300	FinArea	3708

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	OFC	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.0-0002-0039.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	5000	A	AV	1980	2.50	T	31.2	332			8,600			8,600

More:	N	Total Yard Items:	8,600	Total Special Featues:		Total:	8,600

IMAGE

AssessPro Patriot Properties, Inc